



PLANNING AND ZONING COMMISSION MEETING AND WORK SESSION AGENDA

Tuesday, November 17, 2015

6:00 p.m.

**Council Chambers, Addison Town Hall
5300 Belt Line Road, Dallas, Texas 75254**

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the October 20, 2015 meeting and the November 3, 2015 meeting.
2. **PUBLIC HEARING** Case 1726-Z/Axcess Catering. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning an approximately .5751 acre property located at 4300 Beltway Drive from LR (Local Retail) to a PD (Planned Development), on application Axcess Catering & Events, represented by Mr. Scott Fernandes.

WORKSESSION

1. Announcements and acknowledgements regarding Town and Planning and Zoning Events and Activities.
2. Discuss the monthly chairman's report of Planning and Zoning Commission actions to the City Council.
3. Discuss the 2016 meeting schedule for the Planning and Zoning Commission.

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Adjourn Meeting

Posted:

Charles Goff, 11/13/2015, 5:00pm

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES.
PLEASE CALL (972) 450-7017 AT LEAST
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

Planning & Zoning Commission

Meeting Date: 11/17/2015

Agenda Caption:

Announcements and acknowledgements regarding Town and Planning and Zoning Events and Activities.

Planning & Zoning Commission

Meeting Date: 11/17/2015

Agenda Caption:

Discuss and take action regarding approval of the minutes of the October 20, 2015 meeting and the November 3, 2015 meeting.

Attachments

10-20-15 Minutes

11-03-15 Minutes



**OFFICIAL ACTIONS OF THE ADDISON
PLANNING AND ZONING COMMISSION**

October 20, 2015

6:00 P.M. – Council Chambers

Addison Town Hall, 5300 Belt Line Road Dallas, TX 75254

Present: Stacey Griggs, Debra Morgan, Skip Robbins, Jim Robinson, Tom Schaeffer, Randy Smith
Absent: Jason Ennis

1. Discussion and take action regarding approval of the minutes of the September 15, 2015 meeting.

Commissioner Smith moved to approve the minutes of the September 15, 2015 meeting with no corrections. Commissioner Robbins seconded. Motion carried.

Voting Aye: Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: None

Absent: Ennis

2. **PUBLIC HEARING** Case 1721-SUP/Addison Conference and Theatre Centre.
Public hearing, discussion, and take action on a recommendation for an ordinance approving a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only on property located at 15650 Addison Road on application from the Town of Addison, represented by Mr. Mark Gooch.

Vice-Chairman Robinson opened the meeting as a public hearing. Mr. Mark Gooch, the applicant, spoke in favor of the request. There were no other questions or comments. Vice-Chairman Robinson closed the meeting as a public hearing.

Commissioner Smith moved to recommend approval of ordinance granting a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only on property located at 15650 Addison Road, subject to no conditions.

Commissioner Griggs seconded. Motion carried.

Voting Aye: Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: None

Absent: Ennis

- 3. PUBLIC HEARING** Case 1720-Z/Addison Town Center. Public hearing, discussion, and take action on a recommendation for an ordinance amending Planned Development O93-018, on 8 tracts of land totaling approximately 40.7 acres addressed from 3712 Belt Line Road to 3910 Belt Line Road, in order to grant additional allowed uses and amend requirements relating to parking and building elevations, on application from Cencor Realty Services, represented by Mr. Bernard Shaw.

Vice-Chairman Robinson opened the meeting as a public hearing. Mr. Bernard Shaw, the applicant, and Mr. Craig Winkler, with Kroger, spoke in favor of the request. Mrs. Jane Lenz, 3942 Asbury Lane, spoke on the request. There were no other questions or comments. Vice-Chairman Robinson closed the meeting as a public hearing.

Commissioner Robbins moved to recommend approval of ordinance amending Planned Development O93-018, on 8 tracts of land totaling approximately 40.7 acres addressed from 3712 Belt Line Road to 3910 Belt Line Road, in order to grant additional allowed uses as described in the staff report, but not including medical and dental office, message and chiropractor office, and health club, and to amend requirements relating to parking and building elevations, subject to the following condition:

- The applicant shall install a metal awning over Kroger's main entryway as shown in previous elevation drawings presented to staff.

Commissioner Smith seconded.

Commissioner Morgan moved to amend the motion by allowing medical and dental office, message and chiropractor office, and health club subject to Special Use Permit approval.

Vice-Chairman Robinson seconded. Motion carried.

Voting Aye: Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: None

Absent: Ennis

- 4. PUBLIC HEARING** Case 1717-SUP/Kroger Fuel Center. Public hearing, discussion, and take action on a recommendation for an ordinance approving a Special Use Permit for a gasoline service station on property located at 3770 Belt Line Road which is currently zoned PD (Planned Development) through Ordinance O93-018, on application from CEI Engineering Associates, Inc., represented by Mr. Jim Evans.

Vice-Chairman Robinson opened the meeting as a public hearing. Mr. Bernard Shaw, with Cencor Realty Services, and Mr. Craig Winkler, with Kroger, spoke in favor of the request. There were no other questions or comments. Vice-Chairman Robinson closed the meeting as a public hearing.

Commissioner Robbins moved to recommend approval of ordinance granting a Special Use Permit for a gasoline service station on property located at 3770 Belt Line Road which is currently zoned PD (Planned Development) through Ordinance O93-018, subject to the following condition:

- Prior to the issuance of a Certificate of Occupancy for the gasoline service station, the property owner shall obtain building permits for and start construction work on the exterior facade of the grocery store.

Commissioner Smith seconded. Motion carried.

Voting Aye: Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith
Voting Nay: None
Absent: Ennis

- 5. PUBLIC HEARING** Case 1722-Z/Town of Addison. Public hearing, discussion, and take action on a recommendation for an ordinance amending Article XXI (Landscaping Regulations) by revising the requirements relating to the maintenance of irrigation systems and enforcement, on application from the Town of Addison, represented by Mr. Charles Goff.

Vice-Chairman Robinson opened the meeting as a public hearing. There were no questions or comments. Vice-Chairman Robinson closed the meeting as a public hearing.

Commissioner Robbins moved to table the item.

Commissioner Smith seconded. Motion carried.

Voting Aye: Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith
Voting Nay: None
Absent: Ennis

- 6. FINAL PLAT/Crescent Crown Addition**. Presentation, discussion and consideration of a recommendation regarding a final plat for one lot totaling 6.484 acres located generally at 14675 Dallas Parkway, on application from Cawley Partners, represented by Mr. Kim Sutton.

Commissioner Morgan moved to recommend approval of a final plat for one lot totaling 6.484 acres located generally at the 14675 Dallas Parkway, subject to no conditions.

Commissioner Griggs seconded. Motion carried.

Voting Aye: Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith
Voting Nay: None
Absent: Ennis

7. Discuss and take action regarding the selection of a chairman and vice-chairman for the Planning and Zoning Commission.

Vice-Chairman Robinson moved to nominate Skip Robbins as Chairman for the Planning and Zoning Commission.

Commissioner Griggs seconded. Motion carried.

Voting Aye: Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: None

Absent: Ennis

Vice-Chairman Robinson agreed to continue serving as Vice-Chairman for the Planning and Zoning Commission.

There being no further business before the Commission, the meeting was adjourned.



**OFFICIAL ACTIONS OF THE ADDISON
PLANNING AND ZONING COMMISSION**

November 3, 2015

6:00 P.M. – Council Chambers

Addison Town Hall, 5300 Belt Line Road Dallas, TX 75254

Present: Jason Ennis, Stacey Griggs, Skip Robbins, Jim Robinson, Tom Schaeffer, Randy Smith

Absent: Debra Morgan

- 1. PUBLIC HEARING** Case 1722-Z/Town of Addison. Public hearing, discussion, and take action on a recommendation for an ordinance amending Article XXI (Landscaping Regulations) by revising the requirements relating to the maintenance of irrigation systems and enforcement, on application from the Town of Addison, represented by Mr. Charles Goff.

Commissioner Ennis moved to recommend approval of an ordinance amending Article XXI (Landscaping Regulations) of the Zoning Code by revising the requirements relating to the maintenance of irrigation systems and enforcement subject to the ordinance being written so that the regulation of irrigation systems be applicable to all properties in the Town.

Commissioner Griggs seconded. Motion carried.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer

Voting Nay: Smith

Absent: Morgan

There being no further business before the Commission, the meeting was adjourned.

Planning & Zoning Commission

Meeting Date: 11/17/2015

Agenda Caption:

Discuss the monthly chairman's report of Planning and Zoning Commission actions to the City Council.

Planning & Zoning Commission

Meeting Date: 11/17/2015

Agenda Caption:

PUBLIC HEARING Case 1726-Z/Axcess Catering. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning an approximately .5751 acre property located at 4300 Beltway Drive from LR (Local Retail) to a PD (Planned Development), on application Axcess Catering & Events, represented by Mr. Scott Fernandes.

Attachments

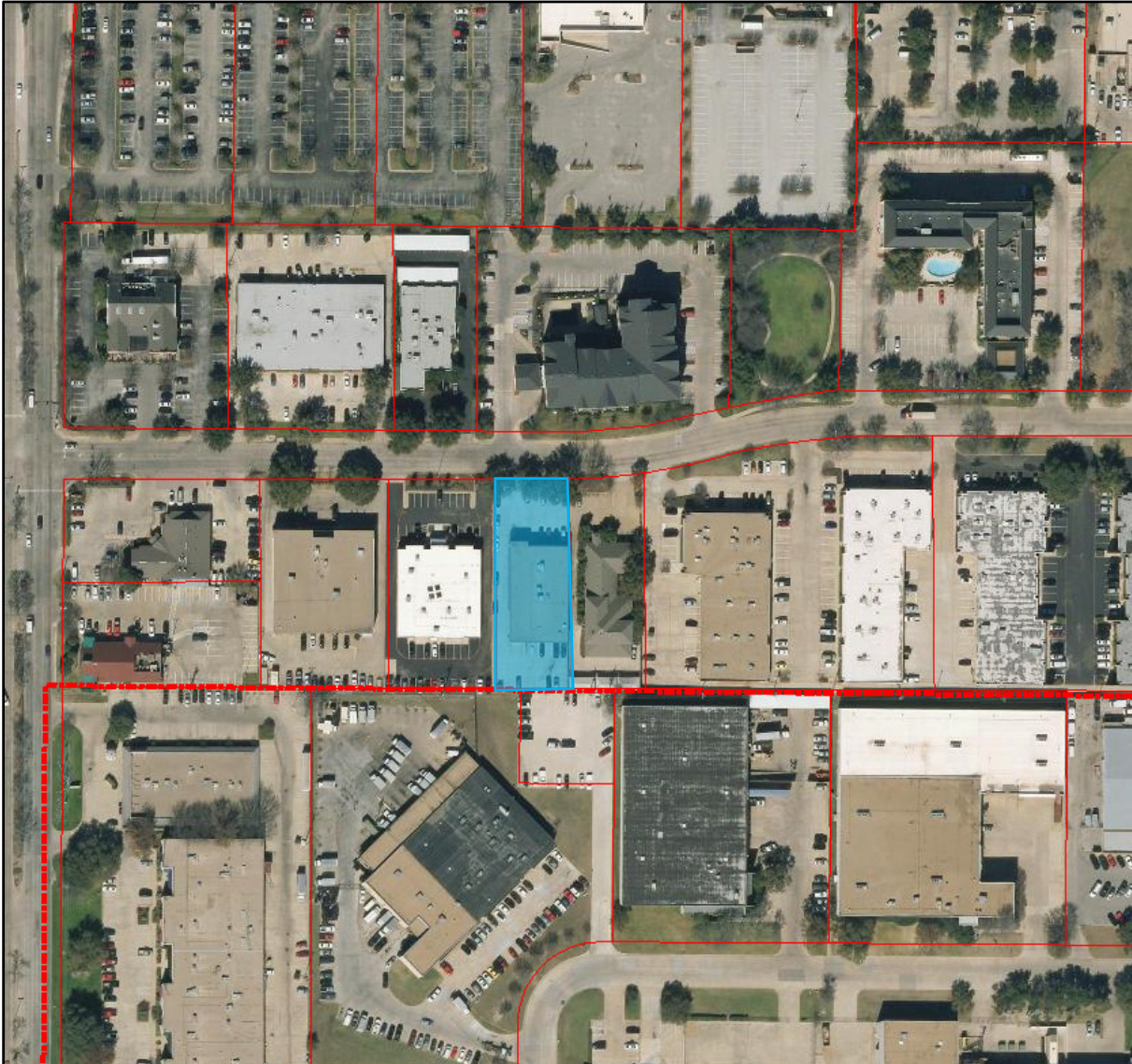
1726-Z P&Z Packet

1726-Z Plans

1726-Z

PUBLIC HEARING Case 1726-Z/Axcess Catering. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning an approximately .5751 acre property located at 4300 Beltway Drive from LR (Local Retail) to a PD (Planned Development), on application Axcess Catering & Events, represented by Mr. Scott Fernandes.

LOCATION MAP





November 13, 2015

STAFF REPORT

RE: Case 1726-Z/Axcess Catering

LOCATION: 4300 Beltway Drive

REQUEST: Approval of an ordinance rezoning the property from LR (Local Retail) to a PD (Planned Development)

APPLICANT: Axcess Catering & Events, represented by Mr. Scott Fernandes

DISCUSSION:

Background: The property located at 4300 Beltway Drive is currently a one story office building of approximately 7,929 square feet. The site is bordered by other single story office buildings to the east and west and a hotel to the north. The southern property line is the border of Addison, with properties to the south being in Farmers Branch.

The site is currently zoned Local Retail. This allows for a variety of retail and office uses, including caterers, but with the restriction that it be offices only. Catering kitchen facilities are permitted elsewhere in Town in both of the Commercial districts as well as all three of the Industrial districts.

The site was developed in 1982 and is required to abide by the zoning requirements in place at that time. The current landscaping regulations were approved in 2008, meaning that this site, as it is today, is exempted from these regulations. However, the regulations state that they become applicable at such time a property is rezoned, including to a Planned Development district.

Proposed Use: Axcess Catering is proposing to purchase the office building, renovate some office space for itself and a sub-tenant, and convert part of the building into a commercial catering kitchen. Because catering kitchens are not allowed in Local Retail districts, they are requesting to rezone the property to a Planned Development primarily to adjust the list of allowed uses to include catering kitchens.

The applicant is also purchasing an adjacent property to the south which is in Farmers Branch. This property will be primarily utilized for parking.

Staff has no concerns with the proposed use.

Exterior Facades: The building is primarily of brick construction and the applicant is not proposing any major modifications to the exterior facades.

Parking: The parking requirements for this Planned Development would mirror the general requirements found in the Local Retail district. The uses being proposed would be parked at an office ratio requiring 1 space per 300 square feet. According to the Dallas Central Appraisal District, the square footage of the building is 7,929. Based on the size of the building, 27 parking spaces would be required. However, the applicant is indicating the building to be 7,634. According to their measurement, 26 spaces would be required. Additionally, the applicant is intending to have a number of delivery vehicles under 1 ton in size. The PD regulations would prohibit these vehicles from being parked in the spaces needed to comply with the required parking ratio. The applicant is indicating that there would be 7 delivery vehicles.

The majority of parking for this site would be provided on an adjacent property in Farmers Branch which is being purchased by the applicant in conjunction with this property. While the Town typically does not allow off-site parking to satisfy parking requirements, because these properties are under the same ownership, the PD regulations can address this by including a requirement that the properties be legally tied together through a parking agreement that would be recorded in the deed records.

Fire Access: The plans have been reviewed by the Fire Marshal to ensure sufficient site access and building coverage. Current requirements call for a 24 foot wide fire lane. Given the site constraints, the fire lane will range between 24 feet and 17 feet wide. The narrowest portion of the fire lane would be between the west side of the building and the western property line, where space is limited due to the placement of the building within the site. While not an optimal condition, the Fire Marshal believes this to be a workable width.

Landscaping: Staff has a number of concerns regarding the landscaping being proposed as part of the Planned Development. As indicated previously, the landscaping ordinance requires that properties be brought up to current standards when they are rezoned. Below is an explanation of the applicable landscape design standards and how this proposal fails to address them.

Site Coverage – 20% of the site must be landscaped. Currently, landscaping accounts for approximately 8.4% of the site coverage. The applicant is proposing to add additional landscaping and indicates that 12.71% of the site will be landscaped. This calculation includes the area being shown as a 5 foot sidewalk which should not be included in the calculation. Staff estimates that the actual site coverage to be approximately 11.3%.

Street Landscape Buffer – From the back of curb there must be a 20 foot wide landscape buffer and a 5 foot wide sidewalk, for a total of 25 feet. The site currently includes a 21 foot buffer with no sidewalk. The applicant's landscape plan shows a 5 foot wide sidewalk back of curb and a 16 foot landscape buffer, keeping the total at 21 feet.

Perimeter Parking Lot Landscaping – On lots larger than 10,000 square feet, a five foot wide perimeter landscaping strip is required. The applicant's landscape plan does not comply with this requirement, however they have made an attempt to comply where they can, in most locations. They are unable to comply fully due to the existing site layout with the fire lane requirement along the western edge of the property and the ingress and egress easement along the east side of the property.

Interior Area Parking Lot Landscaping – In addition to the screening and perimeter requirements, on a lot of this size, it is required that 5% of the parking area be landscaped with planting islands or other landscaping features. The applicant's plan does not provide a calculation of the interior landscaping area for staff to assess compliance.

RECOMMENDATION: **DENIAL**

Staff is recommending denial of this request for a number of reasons. First, the plans themselves show inconsistencies between the sheets, inaccurate calculations, and incomplete information. Under normal circumstances, staff would require that these be addressed prior to the case coming forward to the Commission. The applicant has asked staff to allow the plans to go forward with these issues because they are needing a determination from the Planning and Zoning Commission prior to a federal court hearing regarding this property scheduled in the first week of December.

More importantly than how the information is presented, staff has concerns about the lack of landscaping being proposed on the site. The applicant is requesting that the property be zoned from Local Retail to a Planned Development with underlying Local Retail standards for two main reasons. First, to add a use (catering kitchen) which is not allowed in Local Retail.

Second, to request relief from the landscaping requirements. While a Planned Development district can vary the landscaping requirements for a site, from a policy standpoint, the landscape section of the zoning code stipulates that when a property is rezoned, including to a PD, the property should be upgraded to the current landscape standards.

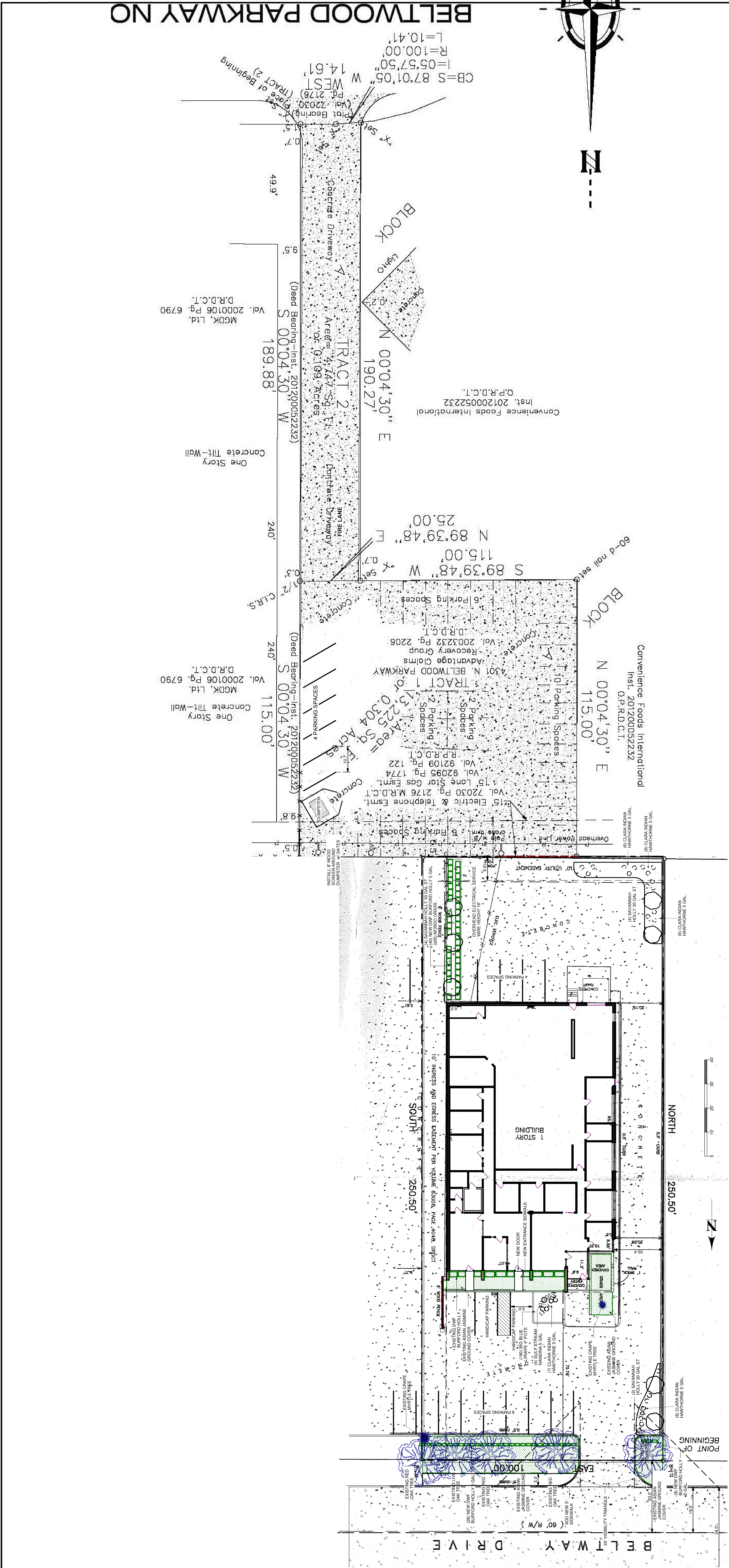
Staff understands that with a redevelopment, 100% compliance with all current requirements is likely not achievable. Staff's approach is to work with the developer to get them as close as possible to full compliance and bring them forward for consideration while pointing out where they are lacking. In this case, staff believes that additional landscaping could be provided which complies or comes very close to complying with the current standards relating to overall site coverage and the street landscaping buffer.

Should the Commission desire to approve the plans, staff would suggest that they be required to reduce the length of the parking shown in the front of the building to 17 feet, the minimum required by the code. This would allow them to add two more feet to the street landscape buffer. Additionally, staff would propose that the two spaces immediately adjacent to the entrance from Beltway be replaced with a landscape island and that the perimeter screening in the southwest corner of the lot be expanded to incorporate all of the area up to the fine lane. These would not get them to full compliance, therefore staff would likely still recommend denial of the request, but it would get them closer.

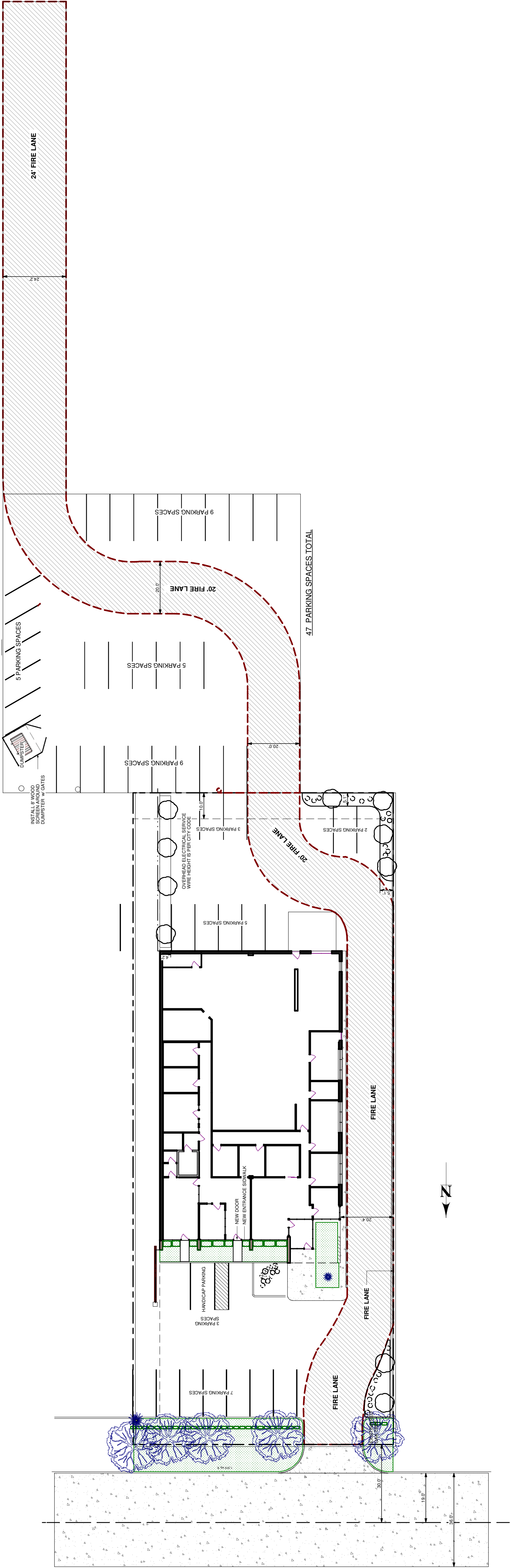
Alternatively, if the applicant were to make the change in the southwest corner and convert the entire first row of parking to all landscaping, then staff believes that the requirements would be met and could likely recommend approval. Staff is happy to continue working with the applicant on the site plan, but if they are requesting an answer now, then staff must recommend denial.

REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION

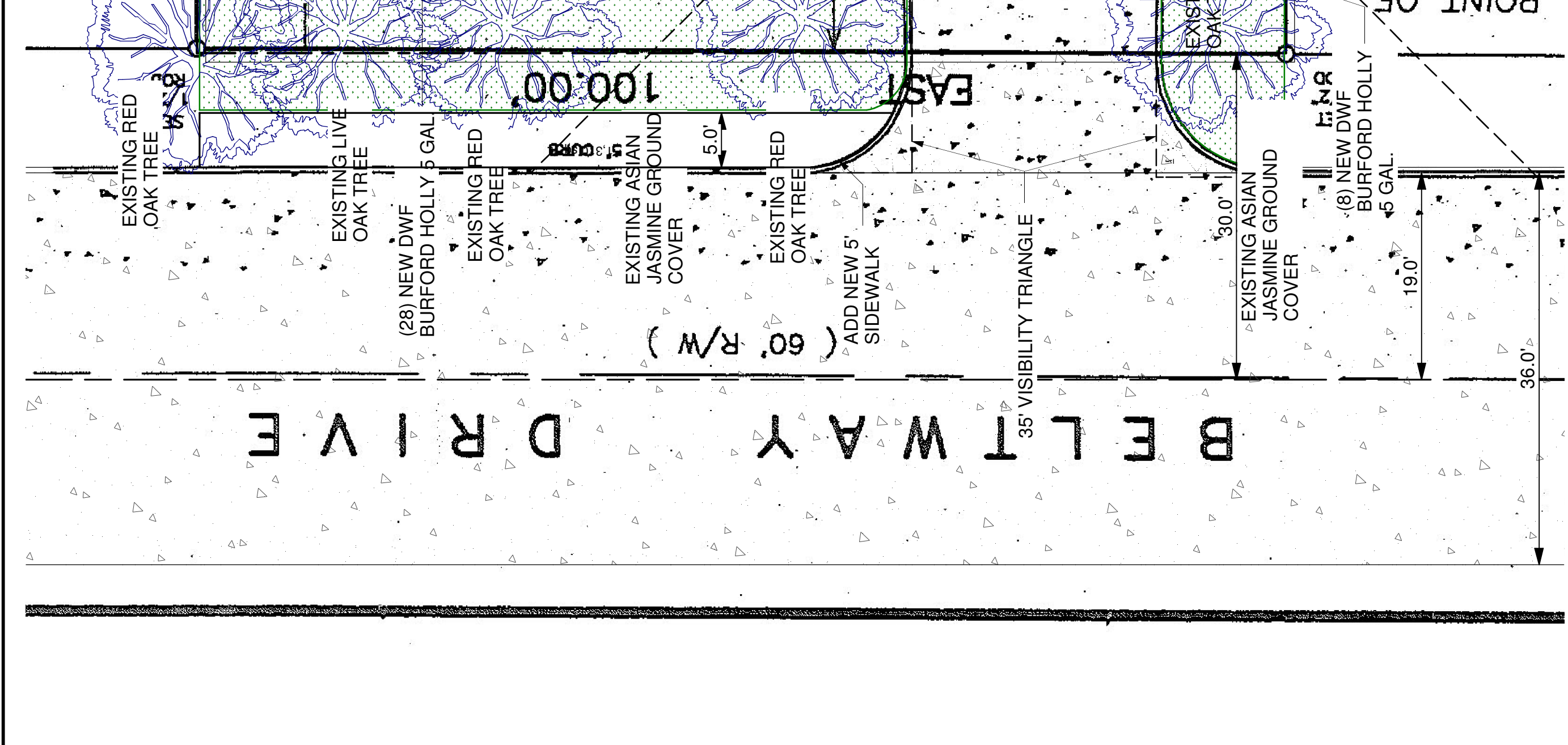
PROPOSED SITE PLAN
SCALE: 1" = 20'



REQUIRED PARKING SPACES
BUILDING SQUARE FEET: 7,634
1 PARKING SPACE PER 300 SQUARE FEET
26 PARKING SPACES REQUIRED
7 PARKING SPACES REQUIRED FOR DELIVERY TRUCKS
33 PARKING SPACES REQUIRED
PARKING SPACE PROVIDED: 48



PROPOSED PARKING & FIRELANE
SCALE: 1" = 20'



GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE SOIL TO ACCEPT THE SOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES. AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (1-1/4"). SOD SHALL BE PLACED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 31ST, SOD SHALL INCLUDE AN OVERSEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO \$115.00 OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.
CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
LANDSCAPE ISLANDS SHALL BE CROWNED AND "WIND-ORM" THROUGHOUT THE SITE. ALL PLANTING AREAS SHALL BE INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE SHAVED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. MULCH BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS). MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

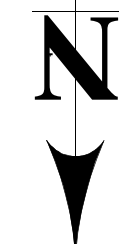
CONTRACTOR TO PROVIDE UNIT PERMITS
LANDSCAPE AND IRRIGATION PERMITS.

POINT OF BEGINNING

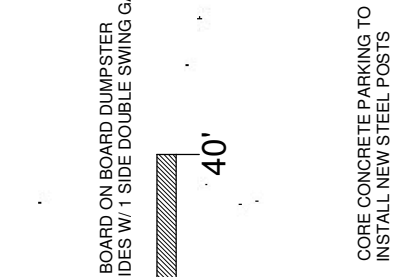
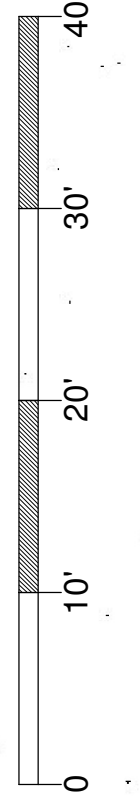
LANDSCAPE TABULATION
EXISTING LANDSCAPE 2,008 SF
NEW LANDSCAPE 1,089 SF
TOTAL LANDSCAPE 3,184 SF

TOTAL BUILDING LOT 25,050 SF
TOTAL LANDSCAPE PERCENTAGE OF SITE 12.7%

REQUIRED LANDSCAPING NEEDED 3,181 SF



LANDSCAPE PLAN
SCALE: 1" = 10'

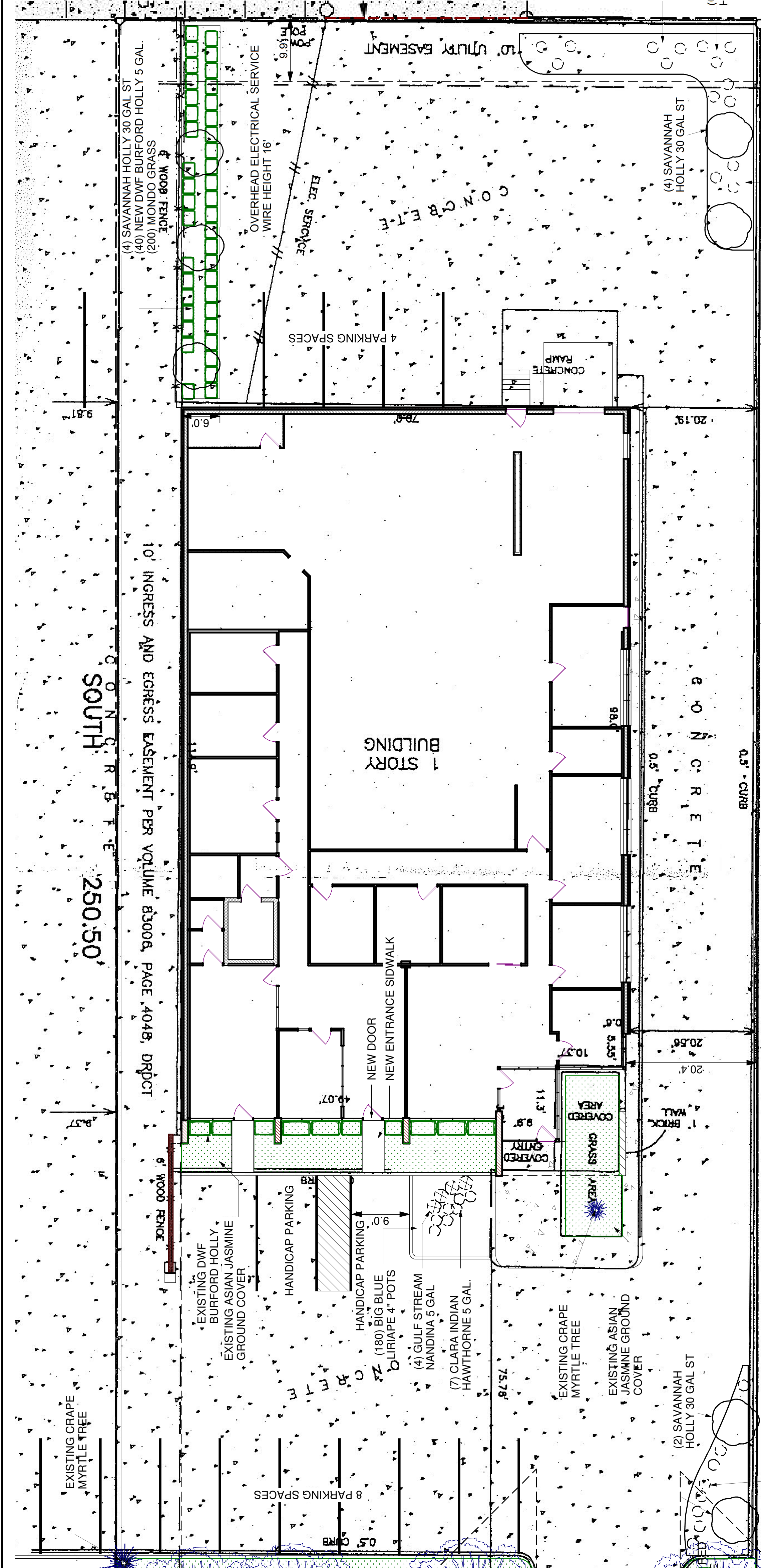


250.50'

NORTH

0.5' CURB

0.5' CURB



- C. Visibility triangles.** The design and placement of the landscaping materials shall be at the discretion of the owner or landscape architect; however, the landscaping shall not obstruct the view between access drives and dedicated streets, parking aisles, or access drives of parking lots. Nothing at an elevation greater than the top of curb plus two feet allowed in the visibility triangle area except single trunk trees pruned to a height of six feet. Trees shall be of such size and so spaced that a visual obstruction that represents a traffic hazard is not created.
- (1) The use of plant material in a sight triangle is intended to provide aesthetic appeal while not unduly limiting or restricting visibility, whether as a pedestrian or a passenger in a vehicle. Plants shall not reduce or limit visibility to such an extent that a safety hazard is presented. Plants normally considered as effective screens shall be unacceptable for use in the visibility triangle.
 - (2) Trees used in the visibility triangle shall have a minimum branching clearance of six feet from the ground to the first branch.
 - (3) All shrubs or ground covers used in the visibility triangle shall be a maximum of 18 inches. No large or medium shrubs shall be acceptable for use in the visibility triangle because of height. Low shrubs shall be acceptable only if they do not exceed the 18-inch height limit.

LANDSCAPE LEGEND

NUMBER	DESCRIPTION	SIZE
7	SAVANNAH HOLLY	30 GAL ST
33	CLARA INDIAN HAWTHORNE	5 GAL
4	GULF STREAM NANDINA	5 GAL
180	BIG BLUE LIRIAPE	5 GAL
76	DFW BURFORD HOLLY	5 GAL

Planning & Zoning Commission

Meeting Date: 11/17/2015

Agenda Caption:

Discuss the 2016 meeting schedule for the Planning and Zoning Commission.
